



\$1,092,283 | 6.0%
427 S. TYNDALL PARKWAY
PANAMA CITY, FL 32404

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KFC | PANAMA CITY, FLORIDA

Retail Investment Group is pleased to be the exclusive listing agent for the KFC location in Panama City, Florida. The building is $\pm 4,128$ square feet in size and was constructed in 1985. This property has high visibility and is located on S Tyndall Pkwy which sees $\pm 28,364$ vehicles per day. Within a 1-mile radius there are over $\pm 5,000$ in population, and within a 5-mile radius there are over $\pm 54,000$ in population.

The property will transfer with an Absolute NNN lease which has 14+ years remaining. There are 7% increases every 3 years, as well as at the option periods. Retailers nearby include Taco Bell, Aaron's, O'Reilly Auto Parts, Fast Payday Loans, Subway Restaurants, Grocery Outlet, Planet Fitness, Bealls Outlet, AutoZone Auto Parts, Little Caesars Pizza, Captain D's, Arby's, H&R Block, Wendy's, McDonald's, Pep Boys Auto, Winn-Dixie, Sonic Drive-Inn, Zaxby's Chicken Fingers & Buffalo Wings, Comfort Suites, Impact Fitness, Exxon, and many more, all within ± 0.5 Miles of the Property. This Location is also conveniently located right off U.S Route 98.



PROPERTY INFORMATION

Address: 427 S. Tyndall Parkway
Panama City, FL 32404

Price: \$1,092,283

Cap Rate: 6.0%

NOI: \$65,537

Building Size: ±4,128 Square Feet

Land Area: ±0.69 Acres

Lease Expiration: 02/28/2034

Options: (4) 5-Year Options

Lessee: Divine of Panama City, LLC

Lease Type: Absolute NNN

Increases: 7% Every 3 Years

Guarantee: 7 Unit Guarantee by a
60 Unit Operator

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease (Zero Landlord Responsibilities)
- (4) 5-Year Options
- 7% increases every 3 years including option periods
- 7 Unit Guarantee by a 60 Unit Operator
- Florida is an Income Tax Free State
- ±4,128 SF | ±0.69 AC
- High Visibility located off of Tyndall Pkwy which sees over ±28,000 VPD
- Nearby retailers include Grocery Outlet, Winn-Dixie, Planet Fitness, Beall's Outlet, O'Reilly Auto Parts and many more, all within ±0.5 miles of the Subject Property
- Conveniently located off US Route 98







ABOUT THE BRAND

Kentucky Fried Chicken (KFC) is a fast food restaurant chain that specializes in fried chicken and is headquartered in Louisville, Kentucky. It is the world's second largest restaurant chain (as measured by sales) after McDonald's, with almost 20,000 locations globally in 123 countries and territories as of December 2015. The company is a subsidiary of Yum! Brands, a restaurant company that also owns the Pizza Hut and Taco Bell chains. KFC was founded by Harland Sanders, an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky during the Great Depression. Sanders identified the potential of the restaurant franchising concept, and the first "Kentucky Fried Chicken" franchise opened in Utah in 1952.

In 2018 KFC sales were \$4.4 billion, which was 2% higher than the previous year, and they only continue to grow. KFC is Yum Brands largest brand, and their sales posted 5% same-store growth globally in 2018, exceeding analysts expectations for 3.1% growth. CFO Brian Cahoe plans to grow KFC by 100 stores a year starting in 2019, and is looking to expand in Universities, Airports, and even Ball Parks.



PANAMA CITY, FLORIDA

Panama City is a city and the County Seat of Bay County, Florida. Located along U.S. Route 98, it is the largest city between Tallahassee and Pensacola. It is the more populated of two principal cities of the Panama City - Lynn Haven, Florida Metropolitan Statistical Area. As of 2017 the population was 36,986, and is steadily growing annually. There are two military bases in Panama City, making it the city's largest employer. Tyndall Air force base is located in Panama City, and employs 6,700 military personnel. Other Industrial Employers in the Bay County include the Eastern Shipbuilding Group, Gulf Power, WestRock, Trane, L-3 Communications, ARNC, and JENSEN-GROUP. In 2006, Panama City was voted "best place to invest in real estate" by CNN's magazine.

Panama City is not only highly populated with residents, but also tourists from all of the world. With over 27 Miles of Beautiful Beaches, Panama City is located right off the Gulf of Mexico and St. Andrews Bay. Panama City Beach was ranked a top beach from TripAdvisor, Conde Nast Traveler, The Travel Channel, USA Today, Southern Living, Dr. Beach and the Clean Beaches Council. Aside from the beaches, this city is tourism centered, with shopping, nightlife, restaurants, famous golf courses, and recreational activities for the whole family, and millions flock to the shores annually to see what this beautiful city has to offer.



Actual Photo



Actual Photo



Actual Photo





PANAMA CITY FLORIDA



POPULATION	1 MILE	3 MILES	5 MILES
2018	5,747	33,562	54,897
2023 (EST)	9,971	33,890	58,486



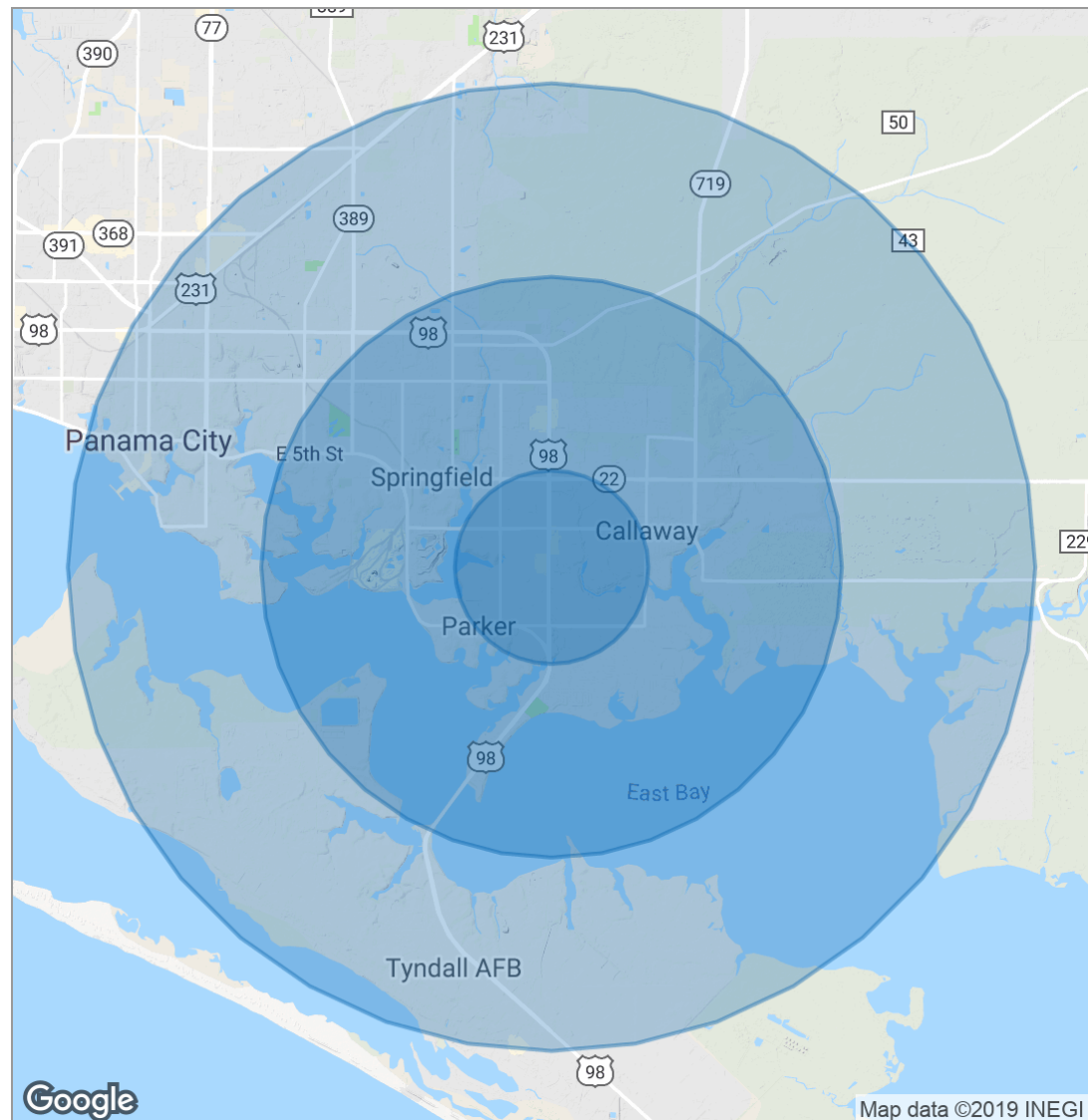
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018	\$54,225	\$52,247	\$52,825



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	2,470	13,674	22,188
AVG HH VALUE	\$164,726	\$163,270	\$159,628



TRAFFIC	S TYNDALL PKWY	CHERRY ST
VPD	28,364/DAY	14,579/DAY





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